

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Essex County Consortium

State: NJ

PJ's Total HOME Allocation Received: \$23,022,080

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State: <div>27</div>				
% of Funds Committed	<div>74.73</div> %	<div>91.23</div> %	<div>27</div>	<div>91.92</div> %	<div>0</div>	<div>2</div>	
% of Funds Disbursed	<div>68.44</div> %	<div>80.86</div> %	<div>26</div>	<div>82.65</div> %	<div>3</div>	<div>7</div>	
Leveraging Ratio for Rental Activities	<div>4.58</div>	<div>4.8</div>	<div>1</div>	<div>4.67</div>	<div>100</div>	<div>100</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>95.98</div> %	<div>85.76</div> %	<div>12</div>	<div>81.09</div> %	<div>56</div>	<div>50</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>73.96</div> %	<div>63.94</div> %	<div>10</div>	<div>68.72</div> %	<div>52</div>	<div>51</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>91.04</div> %	<div>82.92</div> %	<div>7</div>	<div>79.93</div> %	<div>79</div>	<div>73</div>	
% of 0-30% AMI Renters to All Renters***	<div>76.07</div> %	<div>44.85</div> %	<div>4</div>	<div>44.94</div> %	<div>95</div>	<div>91</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>95.72</div> %	<div>96.10</div> %	<div>18</div>	<div>94.87</div> %	<div>30</div>	<div>32</div>	
Overall Ranking:			In State:	<div>6</div> / <div>27</div>	Nationally:	<div>84</div> <div>83</div>	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$14,199</div>	<div>\$27,243</div>		<div>\$25,717</div>	<div>748</div> Units	<div>84.00</div> %	
Homebuyer Unit	<div>\$22,625</div>	<div>\$16,698</div>		<div>\$14,669</div>	<div>126</div> Units	<div>14.20</div> %	
Homeowner-Rehab Unit	<div>\$41,030</div>	<div>\$15,248</div>		<div>\$20,391</div>	<div>16</div> Units	<div>1.80</div> %	
TBRA Unit	<div>\$0</div>	<div>\$8,105</div>		<div>\$3,201</div>	<div>0</div> Units	<div>0.00</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Essex County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$79,253	\$129,148	\$42,576
State:*	\$104,190	\$93,818	\$17,134
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ:	0.7 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.13

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	46.7	13.3	25.0	0.0	Single/Non-Elderly:	36.9	32.4	18.8	0.0
Black/African American:	49.9	77.1	75.0	0.0	Elderly:	51.3	6.7	56.3	0.0
Asian:	0.7	0.0	0.0	0.0	Related/Single Parent:	7.1	44.8	25.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	1.5	13.3	0.0	0.0
Native Hawaiian/Pacific Islander:	0.3	0.0	0.0	0.0	Other:	3.2	2.9	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	1.9	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	1.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	2.5	6.7	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	76.7	27.6	25.0	0.0	Section 8:	52.8	3.8 [#]		
2 Persons:	10.4	31.4	62.5	0.0	HOME TBRA:	1.3			
3 Persons:	2.5	22.9	6.3	0.0	Other:	26.9			
4 Persons:	2.2	9.5	6.3	0.0	No Assistance:	19.1			
5 Persons:	0.8	4.8	0.0	0.0					
6 Persons:	7.0	1.0	0.0	0.0					
7 Persons:	0.3	2.9	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			421	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Essex County Consortium

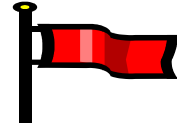
State: NJ

Group Rank: 84
(Percentile)

State Rank: 6 / 27 PJs

Overall Rank: 83
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	95.98	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	73.96	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.04	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	95.72	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	4.4	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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